

CITY OF SAN ANTONIO
Board of Adjustment
Regular Meeting Agenda

First Floor, Board Room
Development and Business Services Center
1901 South Alamo Street

Monday, June 20th, 2005

Board of Adjustment Board Members

Rene Balderas	District 1	Gene Camargo	District Mayor
Oscar Williams	District 2	Mary Rogers	District 7
Jesse F. Jenkins	District 3	Ramon Flores	District 8
Vacant	District 4	Mike Villyard	District 9
Paul Klein	District 6	Michael Gallagher	District 10
	Laura Lizcano	District 5	
	Chairperson		

- I. **1:00 p.m. – Public Hearing Call to Order and Roll Call.**
- II. **Invocation and Pledges of Allegiance.**
- III. **Recognition of former Board Members.**
- IV. **A-05-037PP:** The requests of Victor M. Valdes for 1) a 3-foot variance from the maximum 3-foot solid screen fence height requirement in front yards, in order to keep an existing 6-foot tall wooden fence in the front yard, and 2) a 3-foot, 7-inch visual clearance height variance to allow the same fence to encroach into the clear vision area across this corner lot, 13855 Crested Rise.
- V. **A-05-065:** The request of Alfonso Vega for a 1-foot, 6-inch variance from the maximum 4-foot fence height requirement in front yards, in order to erect a 5-foot, 6 inch tall wrought iron fence, 1243 Santa Anna Street.
- VI. **A-05-066:** The request of Luis E. Elizardo for a Special Exception to operate a one (1) operator beauty shop in a residential area, 8715 Five Palms Drive.
- VII. **A-05-067:** The request of Gordon Chisenhall for 1) a 20-foot variance from the required minimum 20-foot side setback in order to construct a building on the northeast property line of lot 38, 2) a 20-foot variance from the required minimum 20-foot side setback in order to construct the same building on the southwest property line of lot 38, 3) a 15-foot variance from the required minimum 20-foot rear setback in order to construct the same building 5 feet from the southeast property line of lot 38, 4) a complete variance from the minimum 10-foot wide pedestrian walkway required from the building to the edge of the front parking lot on lot 38, (minimum width includes the walkway and landscaping) 5) a 60-point variance from the minimum 85 points of required landscaping, 6) a complete variance from the required minimum 3 feet in height of parking lot screening either berms or landscaping, 7) a complete variance from the required minimum 15-foot front natural buffer (Type B buffer), 8) a complete variance from all planting requirements of a Type B buffer, and 9) variances from the permitted and prohibited building material lists to allow for the use of metal on 100% of the exterior surfaces visible from public rights of way (visible from both Evening Way and the IH 35 frontage road), 10614 and 10624 North IH 35.

- VIII. **A-05-068:** The request of Leonel E. Barrera for a 3-foot variance from the maximum 3-foot solid screen fence height requirement in front yards in order to erect an additional and keep an existing 6-foot tall solid screen fence in the front yard, 520 Clark Avenue.
- IX. **A-05-069:** The requests of Francisco Sotelo for 1) a 2-foot variance from the maximum 4-foot fence height requirement in front yards in order to keep an existing 6-foot tall wrought iron fence, and 2) a 16-foot variance from the minimum 20-foot rear setback requirement in order to keep an existing structure 4 feet from the rear property line, 311 Canada Street.
- X. Discussion and recommendation regarding **Sign Master Plan No. 05-5** for The Legacy, located at Loop 1604 and US Hwy 281.
- XI. Discussion and recommendation regarding **Sign Master Plan No. 05-6** for CR1604, located at Loop 1604 and Culebra.
- XII. **Consideration and adoption of Rules and Procedures for the Board of Adjustment.**
- XIII. **Consideration of Board of Adjustment sponsored amendments to the Unified Development code as part of the Annual Update Program.**
- XIV. **Approval of the minutes from the regular meeting of April 18th, 2005 and May 2nd, 2005.**
- XV. **Staff Report.**
- XVI. **Executive Session:** consultation on attorney-client matters (real estate, litigation, personnel, and security matters) as well as any of the above agenda items may be discussed.
- XVII. **Adjournment.**
- Note:** The City of San Antonio Board of Adjustment Agenda is on the Internet at: www.sanantonio.gov/dsd

Accessibility Statement

This meeting is wheelchair accessible. The accessible entrance is located at 1901 South Alamo Street. Accessible parking spaces are located in front of the building. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling 207-7245.

BOARD OF ADJUSTMENT

June 20, 2005

CASE NO. A-05-037PP

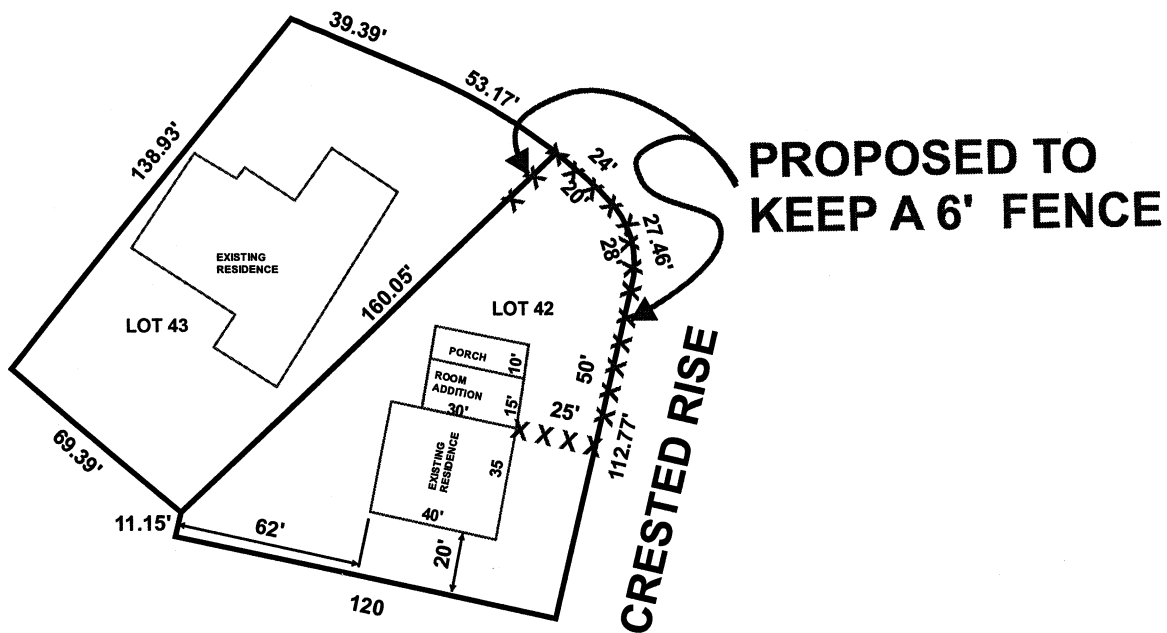
The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, June 20, 2005 in the Board Room, located on the 1st floor, Development & Business Services Center, 1901 S. Alamo Street, to consider the following application:

Victor M. Valdes
Lot 42, Block 30, NCB 16730
13855 Crested Rise
Zoned: "R-6" Residential Single-Family District

The applicant requests: 1) a 3-foot variance from the maximum 3-foot solid screen fence height requirement in front yards, to keep an existing 6-foot tall wooden fence in the front yard, and 2) a 3-foot, 7-inch visual clearance height variance to allow the same fence to encroach into the clear vision area across this corner lot. The Unified Development Code allows a maximum solid screen fence height of 3 feet in the front yard, and states that clear vision areas must be free of visual obstructions, e.g. walls, fences, and vegetation higher than 3 feet above the pavement.

The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being taken in reference to this application and invites you to attend this public hearing to express your desires in the matter. Construction on the variances granted by the Board must be started within six (6) months of the date of the hearing

PLEASE COMPLETE AND RETURN THE ENCLOSED CARD BY MAIL TO THE DEVELOPMENT SERVICES DEPARTMENT, P.O. BOX 839966, SAN ANTONIO, TEXAS, 78283-3966, WHETHER OR NOT YOU ATTEND THIS PUBLIC HEARING. FOR FURTHER INFORMATION PLEASE CALL (210) 207-8318



Plot Plan
A-05-037P.P.

Produced by the City of
San Antonio Planning Department
in cooperation with Development
Services Department

BOARD OF ADJUSTMENT

June 20, 2005

CASE NO. A-05-065

The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, June 20, 2005 in the Board Room, located on the 1st floor, Development & Business Services Center, 1901 S. Alamo Street, to consider the following application:

Alfonso Vega
Lot 24, Block 30, NCB 7157
1243 Santa Anna Street
Zoned: "R-4" Residential Single-Family District

The applicant requests a 1-foot, 6-inch variance from the maximum 4-foot fence height requirement in front yards in order to erect a 5-foot, 6-inch tall wrought iron fence in the front yard. The Unified Development Code allows a maximum fence of 4 feet in height in front yards.

The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being taken in reference to this application and invites you to attend this public hearing to express your desires in the matter. Construction on the variances granted by the Board must be started within six (6) months of the date of the hearing

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Board of Adjustment

**Plot Plan for
Case A-05-065**



1243 Santa Anna

Scale: 1" = 36'
Council District 1

Produced by the City of San Antonio
Development Services Department
06/01/2005

BOARD OF ADJUSTMENT

June 20, 2005

CASE NO. A-05-066

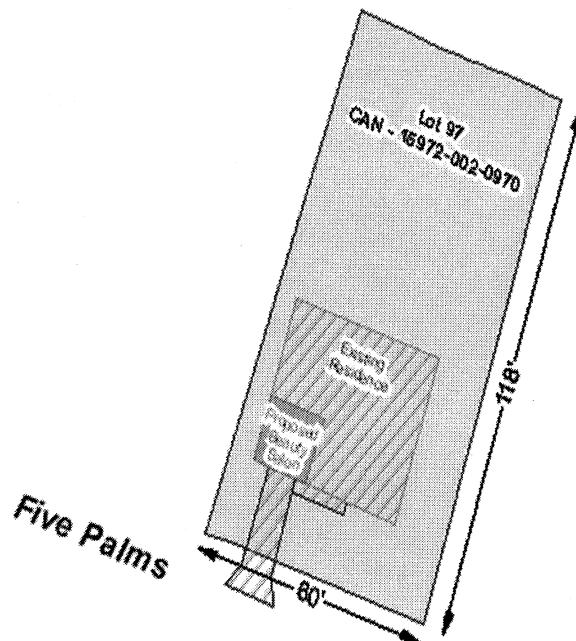
The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, June 20, 2005 in the Board Room, located on the 1st floor, Development & Business Services Center, 1901 S. Alamo Street, to consider the following application:

Luis E. Elizardo
Lot 97, Block 2, NCB 15972
8715 Five Palms Drive
Zoned: "R-6" Residential Single-Family District.

The applicant requests a Special Exception to operate a one (1) operator beauty shop in a residential area. The Board of Adjustment must consider a request for a Special Exception as required in the Unified Development Code. The proposed hours of operation will be 9AM to 7PM, Monday and Tuesday, and Thursday through Saturday. Closed on Wednesday and Sunday. Total proposed hours of operation per week is 52 hours.

The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being taken in reference to this application and invites you to attend this public hearing to express your desires in the matter. Construction on the variances granted by the Board must be started within six (6) months of the date of the hearing

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Board of Adjustment

**Plot Plan for
Case A-05-066**



8715 Five Palms

Scale: 1" = 40'
Council District 4

Produced by the City of San Antonio
Development Services Department
06/01/2005

BOARD OF ADJUSTMENT

June 20, 2005

CASE NO. A-05-067

The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, June 20, 2005 in the Board Room, located on the 1st floor, Development & Business Services Center, 1901 S. Alamo Street, to consider the following application:

Gordon F. Chisenhall

Lots 37 and 38, Block 3, NCB 13765

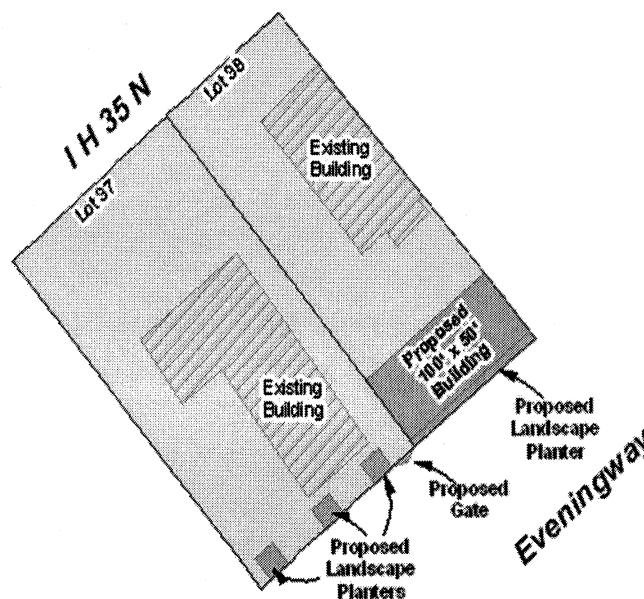
10614 and 10624 North IH 35

Zoned: "I-1 IH-1" General Industrial Northeast Gateway Corridor Overlay District 1; "C-3 IH-1" General Commercial Northeast Gateway Corridor Overlay District 1; "C-3 R IH-1" General Commercial Restrictive Alcohol Sales Northeast Gateway Corridor Overlay District 1

The applicant requests 1) a 20-foot variance from the required minimum 20-foot side setback in order to construct a building on the northeast property line of Lot 38, 2) a 20-foot variance from the required minimum 20-foot side setback in order to construct the same building on the southwest property line of Lot 38, 3) a 15-foot variance from the required minimum 20-foot rear setback in order to construct the same building 5 feet from the southeast property line of Lot 38, 4) a complete variance from the minimum 10-foot wide pedestrian walkway required from the building to the edge of the front parking lot on Lot 38, (minimum width includes the walkway and landscaping), 5) a 60-point variance from the minimum 85 points of required landscaping, 6) a complete variance from the required minimum 3 feet in height of parking lot screening (either berms or landscaping), 7) a complete variance from the required minimum 15-foot front natural buffer ("Type B" buffer), 8) a complete variance from all planting requirements of a Type B buffer, and 9) variances from the permitted and prohibited building material lists to allow for the use of metal on 100% of the exterior surfaces visible from public rights-of-way [visible from both Evening Way and the IH-35 frontage road]. The Unified Development Code requires minimum guidelines be met in the Northeast Gateway Corridor Overlay District.

The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being taken in reference to this application and invites you to attend this public hearing to express your desires in the matter. Construction on the variances granted by the Board must be started within six (6) months of the date of the hearing

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Board of Adjustment

**Plot Plan for
Case A-05-067**



10614/10624 IH 35 N

Scale: 1" = 45'
Council District 10

Produced by the City of San Antonio
Development Services Department
06/01/2005

BOARD OF ADJUSTMENT

June 20, 2005

CASE NO. A-05-068

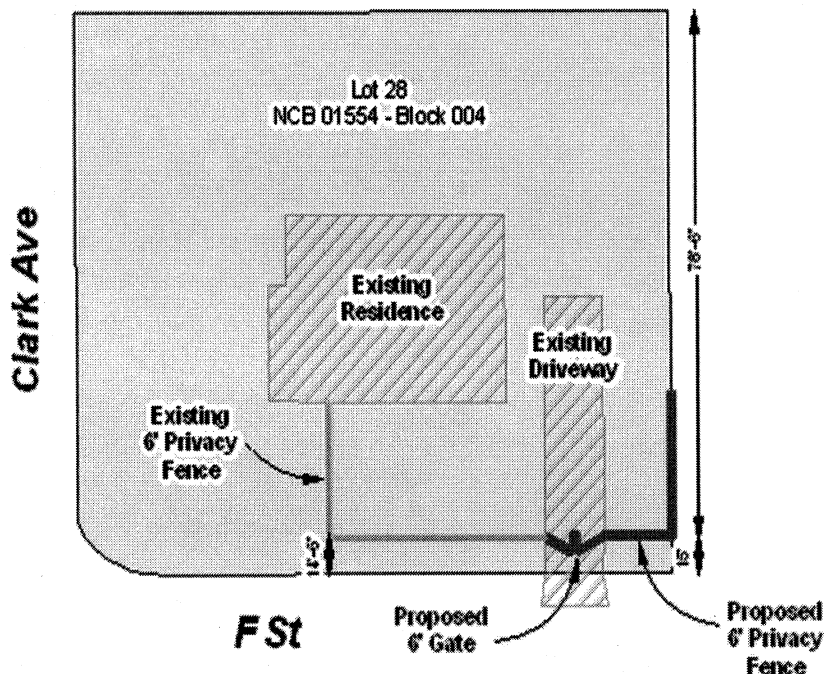
The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, June 20, 2005 in the Board Room, located on the 1st floor, Development & Business Services Center, 1901 S. Alamo Street, to consider the following application:

Leonel E. Barrera
Lot 28, Block 4, NCB 1554
520 Clark Avenue
Zoned: "RM-4" Residential Mixed District

The applicant requests a 3-foot variance from the maximum 3-foot solid screen fence height requirement in front yards in order to erect an additional and keep an existing 6-foot tall solid screen fence in the front yard. The Unified Development Code allows a maximum solid screen fence height of 3 feet in front yards.

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Board of Adjustment

**Plot Plan for
Case A-05-068**



Scale: 1" = 45'
Council District 2

520 Clark Ave

Produced by the City of San Antonio
Development Services Department
06/02/2005

BOARD OF ADJUSTMENT

June 20, 2005

CASE NO. A-05-069

The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, June 20, 2005 in the Board Room, located on the 1st floor, Development & Business Services Center, 1901 S. Alamo Street, to consider the following application:

Francisco Sotelo
Lot 22, NCB 6008
311 Camada Street
Zoned: "MF-33" Multi-Family District

The applicant requests 1) a 2-foot variance from the maximum 4-foot fence height requirement in front yards in order to keep a 6-foot tall wrought iron fence, and 2) a 16-foot variance from the minimum 20-foot rear setback requirement in order to keep a structure 4 feet from the rear property line. The Unified Development Code allows a maximum fence height of 4 feet in front yards and a minimum 20-foot rear yard setback..

The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being taken in reference to this application and invites you to attend this public hearing to express your desires in the matter. Construction on the variances granted by the Board must be started within six (6) months of the date of the hearing

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